

**AGENDA  
TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION MEETING  
MAY 17, 2016 AT 6:00 PM  
EDGEWOOD COMMUNITY CENTER  
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

The Town of Edgewood Planning & Zoning Commission is pleased to have residents of the community take time to attend commission meetings. Attendance and participation is encouraged. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared. Public comments may not be disruptive or harassing, and all persons are expected to maintain respect and decorum. Accordingly, rude, slanderous, or abusive comments and/or boisterous behavior will not be permitted. Written comments are welcome and should be given to the town administrator prior to the start of the meeting.

- 1. CALL TO ORDER & ROLL CALL.**
- 2. APPROVAL OF AGENDA.**
- 3. APPROVAL OF MINUTES:**
  - A. Draft Planning & Zoning Commission Meeting Minutes of May 10, 2016
- 4. PUBLIC COMMENT: (Limited to 2 minutes per person)**
- 5. OVERVIEW OF EDGEWOOD WASTE WATER SYSTEM– Discussion with Tappan Mahoney, Dennis Engineering.**
- 6. PUBLIC HEARING.**
- 7. REQUEST FOR CHANGE IN ZONING FROM SU SPECIAL USE TO RE RESIDENTIAL ESTATE** for property located at:
  - A. 17 W. Hill Ranch Road, SE ¼ of Section 4, T10N, R7E, Town of Edgewood, Santa Fe County, N.M.P.M; Lands of Howard and Dona Hill Trust
- 8. QUASI JUDICIAL PROCEDURE: Certification that public notice of this meeting has been posted as required: This case is being heard under provisions required by the New Mexico Court of Appeals intended to protect the rights of all parties and their witnesses and the swearing in of all parties giving testimony. The affected parties will have the right to cross-examine persons giving testimony.**

**Confirmation of no conflict of interest or ex-parte communication.**

  - A. Request for approval of a Minor Subdivision consisting of 3 lots, being Parcel A, Lone Pine Ranch, located at State Hwy 344 and Prairie Moon Road, Section 22, T10N, R7E, Town of Edgewood, Santa Fe County, N.M.P.M.
- 9. MATTERS FROM THE CHAIR AND COMMISSION MEMBERS.**
- 10. MATTERS FROM STAFF.**
- 11. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.**
  - A. Next Commission Meeting - 6/6/16 - Zone Change from SU – Special Use to R-2 Residential for property on Dinkle Road.
  - B. Road Dedication
- 12. ADJOURN.**

A copy of the agenda may be obtained at the Town Office, 1911 Historic Route 66 during regular business hours of 8:00 am - 5:00 pm. If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Town Clerk at 505-286-4518 at least one week prior to the meeting or as soon as possible.

**DRAFT MINUTES  
TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION MEETING  
MAY 10, 2016 AT 6:00 PM  
EDGEWOOD COMMUNITY CENTER  
27 E. FRONTAGE ROAD, EDGEWOOD, NM 87015**

**1. CALL TO ORDER & ROLL CALL:**

Vice Chairman Thompson called the meeting to order at 6:00 pm.

Commissioners present were: Cheryl Huppertz, Garry Bryant, & Dan Thompson. Also present were: Juan Torres, Town Clerk/Treasurer & Bonnie Pettee, Planning & Zoning. Commissioner Larry Sullivan was not present.

**2. APPROVAL OF AGENDA.**

**MOTION:** Commissioner Bryant made a motion to approve the agenda for the May 10, 2016.  
Commissioner Huppertz seconded the motion.

**VOTE:** All Commissioners voted aye. Motion carried.

**3. APPROVAL OF MINUTES:**

A. Draft Planning & Zoning Commission Meeting Minutes of April 5, 2016

**MOTION:** Commissioner Huppertz made a motion to approve the minutes of the April 5, 2016 meeting. Commissioner Bryant seconded the motion.

**VOTE:** All Commissioners voted aye. Motion carried.

**4. INTRODUCTION OF LARRY SULLIVAN**

Commissioner Sullivan was not present. This item was postponed until later in the meeting.

**5. PUBLIC COMMENT: (Limited to 2 minutes per person)**

Mayor Bassett distributed a hand out to the Commissioners regarding "Options for Taking Action on Land Use". He explained the information and ask them to review it to know what choices they have when hearing a land use request. He stated that if the information regarding a case was not sufficient or didn't seem accurate, they had the option to ask the applicant to withdraw his request, until the supporting documents were complete.

**6. ORGANIZATIONAL MEETING**

Commissioner Huppertz stated she would like to step down as Secretary, since it's difficult for her to come into the office to sign documents. She asked Commissioner Bryant if he would mind serving as Commission Secretary. Commissioner Bryant agreed to serve as Secretary.

**MOTION:** Commissioner Huppertz made a motion to appoint Garry Bryant as PZ Commission Secretary. Vice Chairman Thompson seconded the motion.

**VOTE:** All Commissioner voted aye. Motion carried.

Vice Chairman Dan Thompson stated he would be willing to serve as the PZ Commission Chairman.

**MOTION:** Commissioner Huppertz made a motion to appointed Dan Thompson as the Chairman.  
Commissioner Bryant seconded the motion.

**VOTE:** All Commissioner voted aye. Motion carried.

Commissioner Huppertz stated she would be willing to serve as Vice Chairman.

**MOTION:** Chairman Thompson made a motion to appoint Cheryl Huppertz as the PZ Commission Vice Chairperson. Commissioner Bryant seconded the motion.

**VOTE:** All Commissioners voted aye. Motion carried.

**7. LOT LINE VACATION/REPLAT**

A. 6 & 8 Marietta Court, Section 28, T10N, R7E, NMPM, Edgewood, Santa Fe County, NM

Bonnie Pettee presented the staff report. She stated this request is for the vacation of an interior lot line to create one lot out of two lots. The request is necessary for the applicant to build a 72 room hotel. She noted that the utilities will not be affected by the property line that is to be vacated.

Staff found the plat to be in compliance with the requirements of the Subdivision 2014-03, Sections 8 & 14. Staff recommends approval of the lot line vacation. Ms. Pettee added, as a side note, that there was an outstanding issue with the sewer connection. The issue does not reflect on the request for vacation, but staff wanted the Commission to be aware of the situation, as the final plat will be sign tonight, should the Commission vote to approve the request.

Commissioner Huppertz inquired as to an available sewer line.

Mr. Torres replied that there is an existing line running parallel to the property, however, it is not adequate for the flow from the hotel. He added that the Town office had received a letter today from the Engineer stating that if the hotel were to connect to that line, it would be considered an "illegal" connection.

Mayor Bassett added that staff had spoken to both the applicant and the engineer today and received conflicting answers.

Ms. Pettee read a section of the Ordinance that specifies that approval is needed regarding utility companies not crossing over or across the property line.

Mayor Bassett commented that this does not hinder their decision.

**MOTION:** Commissioner Huppertz made a motion to approve the vacation of the interior lot line and re-plat of two lots into one lot, for the property at 6 & 8 Marietta Court, Lot 18R & Lot 19R, Edgewood Plaza, Section 28, T10N, R7E, Santa Fe County, Edgewood, NM. Commissioner Bryant seconded the motion.

**VOTE:** All Commissioners voted aye. Motion carried.

**8. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDED ORDER.**

A. Zone change for 88 Church St, 92A Church St and 92B Church St.

**MOTION:** Commissioner Bryant made a motion to approve the Findings of Fact, Conclusions of Law, and Recommended Order for the zone change from R-1 Residential to Mu-Mixed Use for property located at 88 Church St, Tract D, 92A Church St, Tract A, and 92B Church St, Tract B, Lands of Gervais & Patricia Williams, Section 27, T10N, R7E, NMPM, Santa Fe County, Edgewood, NM 87015. Commissioner Bryant seconded the motion.

**VOTE:** All Commissioners voted aye. Motion carried.

**9. MATTERS FROM THE CHAIR AND COMMISSION MEMBERS.**

Commissioner Sullivan arrived at this time.

Commissioner Huppertz inquired about the Town hiring a Code Enforcement Officer. There are a lot of problem properties in the area and she hears a lot of complaints.

Bonnie Pettee replied that is actually a part of her job description. There have been discussions regarding hiring another person to help with that, however, it is not in the budget at this time. She

added that Mr. Torres and she had met with Judge White earlier this week to discussion procedures and steps for possible prosecution. She assured the Commission that the Code Enforcement issues would be addressed in the near future.

Commissioner Sullivan apologized for his late arrival. He expressed interest in the Town's infrastructure, water & waste water procedures, current conditions and future plans for expansion. He suggested that possibly the Town Engineer could come to a future meeting to discuss these issues and answer questions the Commissioners may have.

Commissioner Huppertz agreed that it would be beneficial.

Mayor Bassett stated that Water & Waste Water were separate issues. He suggested that representatives from both entities come to a meeting for discussions.

Commissioner Sullivan also spoke about the definition of a Minor Subdivision as it related to the lot line vacation previously heard. He stated a Minor Subdivision, as defined in the Subdivision Ordinance, is without infrastructure needs. The property in question clearly has infrastructure needs. A brief discussion ensued regarding that topic.

Vice Chairman Thompson referred back to Item #4 on the Agenda; Introduction of Larry Sullivan. He introduced Mr. Sullivan as a new Commissioner.

Commissioner Sullivan stated he has lived in Edgewood for the last two years. He moved here because his relatives live in the area. He spoke briefly about his previous experience in land use.

#### **10. MATTERS FROM STAFF.**

Ms. Pettee gave a report of the New Mexico Municipal League Zoning Conference she attended last week. She stated that it was a very informative conference. The topics presented were pertinent to the recent requests/questions she has been faced with. She explained that a few topics presented would maybe need to be addressed by the Commissioners as they may be issues in Edgewood in the near future. Included in those would be Vendors License vs Business License, Short Term Rentals, and the new Tiny House movement. She suggested that the Commissioners consider drafting an Ordinance to forward to Council.

Ms. Pettee also reminded the Commissioners of the training at the Mid Region Council of Governments in downtown Albuquerque on Friday morning. She added that carpooling was available. If they would like to take advantage of that, they should be at the Town office at 8:00am on Friday.

#### **11. RESOLUTION 2016-05 RESOLUTION FOR PLANNING & ZONING COMMISSION**

Mayor Bassett explained that the Resolution for Planning & Zoning Commission was the rules that govern the Commission; how they conduct business, site visits, etc. He asked them to look it over and bring forward any changes they would like to see made. He stated that one change he would like to see made is the day on which the Commission would meet. He would like to have the meetings on the first and third Mondays, instead of Tuesdays. He explained the extra day would give staff more time to handle last minute postings. Mayor Bassett asked that they be ready to discuss and vote on the Resolution the first meeting in June.

#### **12. CALENDAR UPDATE AND FUTURE AGENDA ITEMS.**

##### **A. Next Commission Meeting 5/17/16 -Minor Subdivision- Lone Pine Ranch**

Mayor Bassett spoke regarding a Road Dedication Petition that was received in the office. He suggested that the Commissioners schedule a time for a site visit to the area. He added they might like to meet prior to a meeting, then come back and discuss with each other during the regular meeting and make a recommendation to Council.

Ms. Pettee explained a situation with a new application for a zone change. She stated that the subject property is pending a sale. The result of the zone change request is pertinent to the sale. She asked the Commission if they would like staff to move this forward quickly and add it to the next agenda. The Commission agreed it should be place on the agenda for the May 17, 2016 meeting.

Ms. Pettee asked the Commissioners items they would like to be added to the next meeting. The Commissioners agreed the road dedication petition could be placed on the agenda for the first meeting in June. They asked staff if they would include a note on the agenda regarding the site visit. Ms. Pettee replied the first meeting in June would be June 6<sup>th</sup>. The Commissioners also agreed that they would like to have a discussion with the Town engineer added to the agenda for May 17<sup>th</sup>.

### **13. ADJOURN.**

**MOTION:** Commissioner Bryant made a motion to adjourn tonight's meeting. Commissioner Sullivan seconded the motion.

**VOTE:** All Commissioners voted aye.

Chairman Thompson adjourned the meeting of May 10, 2016 at 7:20 pm.

PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of MAY, 2016.

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Dan Thompson, Chairman

ATTEST:

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Garry Bryant, Secretary

**TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION  
STAFF REPORT**

**SUBJECT** : 2016-ZC 004  
**APPLICANT:** Mr. Robert Milford

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**REQUESTED ACTION:**

The applicant is seeking a Zone Change from SU- Special Use to RE-Residential Estate for property located at 17 Hill Ranch Road, Tract C, SE1/4 of Section 4, T10N, R7E, Town of Edgewood, Santa Fe County, NMPM Lands of Howard and Dona Hill Trust.

**APPLICATION EXHIBITS:**

- A) Staff Report
- B) Application for Zone Change
- D) Plat: Lands of Howard and Dona Hill Trust
- E) Warranty Deed: Recorded April 28, 2004
- F) Zone Atlas Map
- G) Google Aerial Map

**APPLICABLE REGULATIONS**

**Zoning Ordinance 2014-02**

Section 17. RE- Residential Estate  
Section 25. SU- Special Use  
Section 40. Amendments

**LOCATION**

Subject property is located at:  
17 Hill Ranch Road, Tract C, SE1/4 of Section 4, T10N, R7E, Town of Edgewood, Santa Fe County, NMPM Lands of Howard and Dona Hill Trust.

**BACKGROUND**

The applicant submitted a request for Zone Change for 9.4 acres located at 17 Hill Ranch Road on May 10, 2016.

The current owner of the property is Calvary Chapel. They were granted a Special Use around 2004 for the purpose of a church.

The property is divided into 4 parcels. Since the church is not using the two western parcels, they have decided to sell them. The southwest parcel has a prospective buyer who has requested the parcel be returned to the residential zoning. The applicant is requesting RE- Residential Estate zoning due to the size for the land and for the purpose of having more than one outbuilding.

The property to the north and south is zoned R-1 Residential and to the west and east is Santa Fe County jurisdiction, properties included in the recent infill annexation.

The request to change to RE- Residential Estate on the subject parcel is consistent with the zoning on surrounding properties.

### **PROJECT DESCRIPTION**

The subject parcel is currently vacant land. The new owner will build a family home on the property with outbuildings for animals and storage of equipment.

### **STAFF ANALYSIS**

1. Staff performed a review of the application, submitted materials, and applicable ordinances.
2. The request is in compliance with the requirements of the RE Residential Estate zoning and is consistent with the zoning on the adjacent properties.
3. It is the opinion of staff that this request is not detrimental to the general public welfare; and will not impair the value of adjacent properties, not impair the integrity and character of the zoning district.

### **STAFF RECOMMENDATION**

It is the recommendation of staff that the request for zone change from SU-Special Use to RE-Residential Estate for the subject properties be approved.

Future development of lots shall be required to meet the provisions of the following Town of Edgewood Ordinances:

- Fire And Rescue Impact Fees
- Grading & Drainage Ordinance
- Landscaping Ordinance
- Sign Ordinance
- Uniform Fire Code
- Zoning Ordinance
- Subdivision Ordinance

**Town of Edgewood**  
**APPLICATION FOR ZONE CHANGE**

SHADED AREA FOR STAFF USE ONLY

RECEIVED BY: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

CASE NO. \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

APPROVED DATE: \_\_\_\_\_

ZONING: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_

TERRY MILFORD

APPLICANT ADDRESS: \_\_\_\_\_

PO Box 788 EDGEWOOD NM 87015  
Street City State Zip

APPLICANT PHONE: \_\_\_\_\_

HOME: 505 507 0382 BUSINESS: \_\_\_\_\_

FAX: \_\_\_\_\_

FAX: \_\_\_\_\_

ADDRESS OF PROPERTY FOR WHICH REZONING IS REQUESTED: \_\_\_\_\_

17 W. HILL RANCH RD EDGEWOOD NM 87015

PRESENT ZONING OF PROPERTY: CU

REQUESTED ZONING OF PROPERTY: RE

OWNER OF ABOVE DESCRIBED PROPERTY: \_\_\_\_\_

CALVARY CHAPEL EAST MOUNTAIN

OWNER ADDRESS: \_\_\_\_\_

PO Box 788 EDGEWOOD NM 87015  
Street City State Zip

OWNER PHONE: \_\_\_\_\_

HOME: 505 507 0382 BUSINESS: \_\_\_\_\_

FAX: \_\_\_\_\_

FAX: \_\_\_\_\_

PRESENT USE OF PROPERTY: \_\_\_\_\_

VACANT

FEE: \_\_\_\_\_

\$50.00

h8



**NOTICE AND DISCLAIMER**

The staff acts in an advisory position only and will provide you with the recommendations, whether positive or negative, that will be forwarded to the Planning Commission.

If you take any action, make any financial commitments or expenditures based on staff, Planning Commission, or Town Council member statements before final action is taken on your application, you are doing so at your own risk.



The Town of Edgewood, its elected and appointed officials, agents, attorneys, and employees, will not in any way be responsible or liable for any losses of any kind whatsoever by you in the event that your application is not granted.

Your signature(s) on this document verifies (verify) that you have read and completely understand this document.

Applicant:

Date:

5/9/16

Type or Print Applicant Name:

LEDDY MILFORD

Owner:

Date:

5/9/16

Type or Print Owner Name:

CALVARY CHAPEL EAST MOUNTAIN  
IT

CASE NO.:

## COMMUNITY DEVELOPMENT

### ZONE CHANGE CHECKLIST

#### APPLICATION FOR ZONE CHANGE SHALL BE ACCOMPANIED BY THE FOLLOWING:

- ☒ COPY OF GENERAL WARRANTY DEED FOR THE PROPERTY OR PROPERTIES FOR WHICH APPLICATION IS MADE.
- ☒ CERTIFIED BOUNDARY SURVEY FOR WHICH APPLICATION IS MADE.
- ☐ SITE PLAN SHOWING LOCATION OF ALL EXISTING AND PROPOSED BUILDINGS, OTHER CONSTRUCTIONAL FEATURES, AND LANDSCAPING -- DRAWN TO SCALE WITH ALL DIMENSIONS AND THE LOCATION OF THE ZONE CHANGE IDENTIFIED. VACANT
- ☐ ARCHITECTURAL ELEVATIONS FOR ANY PROPOSED BUILDINGS ON THE SUBJECT PROPERTY.
- ☐ COMMERCIAL REZONING: A WRITTEN DESCRIPTION OF PROPOSED OPERATION IN SUFFICIENT DETAIL TO INCLUDE HOURS OF OPERATION; NUMBER OF EMPLOYEES; TYPE OF MACHINERY; PLANS FOR OUTDOOR STORAGE; EFFECTS OF OPERATION IN PRODUCING AIR AND WATER POLLUTION, ODOR, NOISE, GLARE, FIRE OR OTHER FIRE SAFETY HAZARDS, AND TRAFFIC CONGESTION.
- ☐ RESIDENTIAL REZONING: A WRITTEN DESCRIPTION OF THE PROPOSED USE OF PROPERTY INCLUDING NUMBER AND SIZE OF PROPOSED UNITS; NUMBER OF OFF-STREET PARKING SPACES; OPEN SPACE, RECREATIONAL FACILITIES; LANDSCAPE PLANS, AND REASONS FOR THE REZONING REQUEST.
- ☐ OTHER INFORMATION OR STUDY NEEDED: REZONING IS FOR PROPOSED SALE OF VACANT LAND. THE LOT WOULD RETURN TO ITS ORIGINAL RESIDENTIAL USE.

## STAFF COMMENTS

APPLICANT'S REQUEST:	1) _____
2) _____	3) _____
4) _____	5) _____

APPLICATION COMPLETE, NOTIFIED APPLICANT ON: _____
--

APPLICATION INCOMPLETE, CONTACTED APPLICANT ON: _____
---

REQUESTED THE FOLLOWING:	1) _____
	2) _____
	3) _____
	4) _____
	5) _____

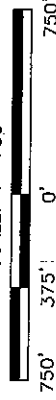
COMMENTS:
_____
_____
_____
_____
_____



COPYRIGHT  
ALL RIGHTS RESERVED  
ODEN & ASSOCIATES, INC.



SCALE: 1"=750'



LEGAL DESCRIPTION

T 10 N  
R 7 E  
SEC 4

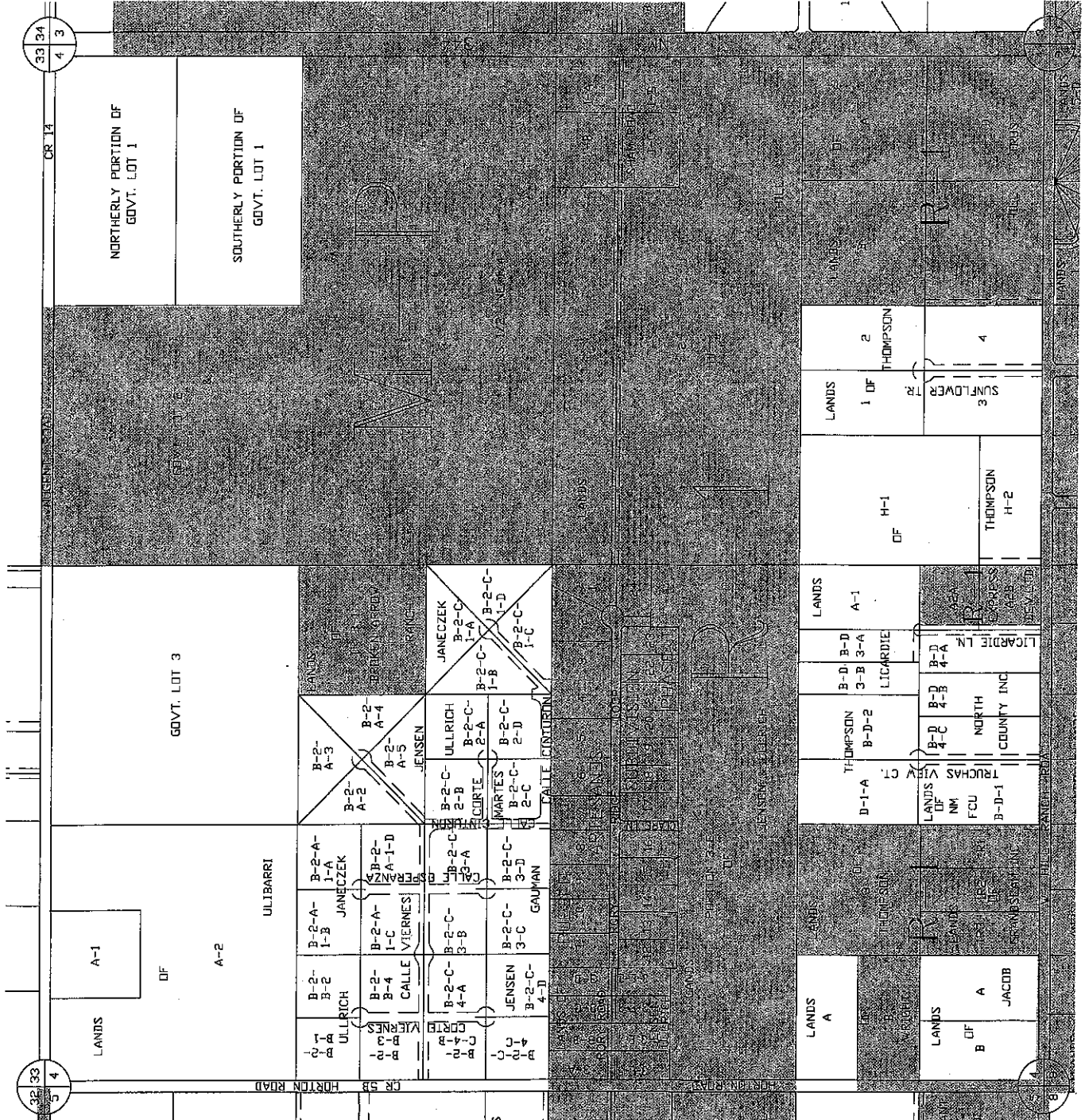
UNIFORM PROPERTY CODE

1039060

MAP AMENDED THROUGH

JANUARY 1, 2013

G 39



# 17 Hill Ranch Road

Write a description for your map.

## Legend

17 Hill Ranch Rd

17 Hill Ranch Rd

17 Hill Ranch Rd

17 Hill Ranch Rd

17 Hill Ranch Rd

Google earth

© 2016 Google



1000 ft

344

**TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION  
STAFF REPORT**

**SUBJECT** : ITEM 2016-Sub 002  
**APPLICANT/AGENT** : Tim Oden

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**REQUESTED ACTION**

The applicant is seeking approval of a minor subdivision for Lone Pine Ranch, located at 94 NM State Hwy 344, Parcel A, Section 22, T 10N, R 7E, NMPM, Town of Edgewood, Santa Fe County, New Mexico.

**APPLICATION EXHIBITS**

- A) Staff Report
- B) Application
- C) Plat for a Minor Subdivision
- E) Agent Authorizations from Owners
- F) Warranty Deed Recorded October 5, 1979
- G) Zone Map

**APPLICABLE REGULATIONS**

Subdivision Ordinance 2014-03  
Zoning Ordinance 2014-02

**NOTIFICATION**

Public Hearing notification was printed in the Independent on April 20, 2016. The property owners within 500 feet were notified by mail. Notice signs were posted on the property, and Public Hearing Notices were posted at the six (6) Town of Edgewood public posting locations, on April 28, 2016.

**LOCATION**

Subject property is located in the Lone Pine Ranch, on State Hwy 344 and Prairie Moon Road, Parcel A, Section 22, T 10N, R 7E, NMPM, Town of Edgewood, Santa Fe County, New Mexico.

**BACKGROUND**

Lone Pine Ranch was originally owned by the Oscar Bassett family. At that time it consisted of 320 acres. It was sold to Earl Farmer in 1925. In 2005, it was divided into 3 parcels. Parcels B & C were sold in 2006 & 2007. The remaining parcel, Parcel A, is now before you with a request to be subdivided into 3 parcels. The current zoning for Parcel A is R1 Residential.



### **PROJECT DESCRIPTION**

The subject property is bordered on the west side by State Hwy 344 with Residential and Special Use zoning; on the north side is Prairie Moon Road with Residential and Commercial zoning. Commercial zoning is to the south, and to the east side of the subject property is Mixed Use zoning and property that was included in the recent annexation. Tracts A-1 will consist of 60 acres. Tract A-2 will consist of 20 acres. Tract A-3 will consist of 62.201 acres, and has an existing home with a barn and livestock on it. With the exception of the home, the subject property is undeveloped.

The Town of Edgewood Subdivision Ordinance defines minor subdivision as land divisions creating 3 parcels or less, with access to major arterial roads, and having no infrastructure needs. At this time, no future development is planned, so infrastructure needs are not known. Easements for utilities are provided on the plat for on each parcel.

Upon future development of the subject property, additional accesses and road improvement along Prairie Moon Road will be necessary, subject to the requirements listed in the Subdivision Ordinance 2014-03, Section 12. Design Standards. Future development along State Hwy 344 shall meet the regulations of New Mexico Department of Transportation.

### **STAFF ANALYSIS**

- A) Staff performed a review of the Plat and found it to be in compliance with Subdivision Ordinance 2014-03, Section 8. Minor Subdivision.
- B) It is the staff's opinion that future development on these properties is compatible with the surrounding properties and will not be detrimental to the public welfare or cause a negative impact to surrounding properties.

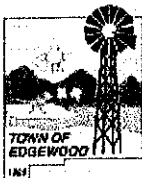
### **STAFF RECOMMENDATION**

It is the staff's opinion that the plat for Lone Pine Ranch, Parcel A, is in compliance with the requirements of the Subdivision Ordinance 2014-03, Section 8. Minor Subdivision.

Staff recommends approval by the Planning and Zoning Commission.

Future development of the three (3) lots shall be required to meet the provisions of the following Town of Edgewood Ordinances:

- Fire and Rescue Impact Fees
- Grading & Drainage
- Landscaping Ordinance
- Uniform Fire Code
- Zoning Ordinance
- Subdivision Ordinance
- New Mexico Department of Transportation Regulations



Town of Edgewood  
Community Planning & Development  
P.O. Box 3610  
Edgewood, NM 87015  
(505) 286-4519 ext. 3 Fax: 286-4519

### SUBDIVISION AND PLATTING APPLICATION

For Municipal Use Only: File No. 2016-Sub 002  
Date of Receipt: 4.18.16  
Planning Commission Meeting Date: 5.17.2016

The undersigned hereby applies for approval under the Town of Edgewood Subdivision Ordinance, for the Plan, submitted herewith and described below:

#### Application Classification:

<input checked="" type="checkbox"/>	Sketch Plat/Pre-Application	
<input checked="" type="checkbox"/>	Minor Subdivision Plat	\$250.00 + 10.00 per resulting lot (limit three)
<input type="checkbox"/>	Preliminary Plat	\$50.00 per resulting lot
<input type="checkbox"/>	Final Plat	\$ 250.00 + 10.00 per resulting lot
<input type="checkbox"/>	Vacation of Plat	
<input type="checkbox"/>	Lot line vacation/replat	\$ 50.00
<input type="checkbox"/>	Right-of-way vacation	\$ 100.00

Applicant: Lone Pine Ranch, Inc. Telephone: 863-0511  
Address: PO Box 2498 Edgewood, NM 87015  
Street Address City State Zip Code  
Agent: Aden & Assoc, Inc. Telephone: 832-1424  
Address: PO Box 1976 Moriarty, NM 87035  
Street Address City State Zip Code

Legal Description: Parcel A, Lone Pine Ranch Section 22, T10N, R7E  
Existing Subdivision LONE PINE RANCH  
Project Address #94 NM 344

Address: \_\_\_\_\_

Number of Lots Created 3 Total Acreage: 142  
Current Zoning: R-1

#### \*\*\*IMPORTANT - PLEASE READ AND REVIEW\*\*\*

- ☒ Check if there are any easements on the property and show them on all concept and preliminary plats.
- ☐ Check if there are any drainage or stormwater facilities on the property and show them on all concept and preliminary plats.
- ☐ Check if there are any encroachments on current or proposed easements and show them on all concept and preliminary plats.
- ☐ Check if there are any public or private utilities on the property and show them on all concept and preliminary plats.

*In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after the Planning Commission's review for the purposes of inspecting the proposed and/or approved parcels. Notarized Agent Authorizations are required as part of the application documents in the event an Agent is assigned.*

Agent's Signature: [Signature] Date: 4/15/16

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(If different from applicant)

Fee Paid: \$280.00 Date: 4.18.16

Receipt: \_\_\_\_\_ Initials: bsp





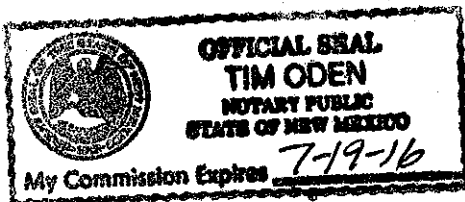
**Authorization to Act as Agent**

I, Wenona Clampitt, Treasurer, Lone Pine Ranch, LLC, hereby authorize Oden & Associates, Inc., it's principals and staff, to act on my behalf in any and all matters relating to the Subdivision of Parcel A Lone Pine Ranch, located in Section 22, T 10 N, R 7 E, Town of Edgewood, Santa Fe County, New Mexico.

Wenona Clampitt  
Wenona Clampitt

State of New Mexico  
County of Santa Fe ) .SS

This instrument was acknowledged before me on March 11, 2016 by  
Wenona Clampitt.



Tim Oden  
Notary Public

My Commission Expires: 7-19-16

# WARRANTY DEED

MRS. WILLIE FARMER, a widow

388482

to THE LONE PINE RANCH, INC.,  
a New Mexico corporation

for consideration and grant of

whose address is Post Office Box 61  
Edgewood, New Mexico 87015

the following described real estate in

Santa Fe

County, New Mexico:

The South One-half (S.½) of the Northwest One-Quarter (NW¼) of Section Twenty-two (22) and the South One-Half (S.½) of Section Twenty-two (22) all in Township Ten (10), North, of Range Seven (7) East of the New Mexico Principal Meridian, New Mexico.

388/482  
10/5/79



STATE OF NEW MEXICO )  
COUNTY OF SANTA FE )

Witness my Hand and Seal of Office  
CAROLINA R. GONZALES  
Clerk, Santa Fe County, N.M.

I hereby certify that this instrument  
for record on the 5<sup>th</sup> day of Oct  
1979 at 11:03 A.M.  
and was duly recorded in Book 388  
page 482 of the records of Santa Fe County.  
Deputy

with warranty covenants.

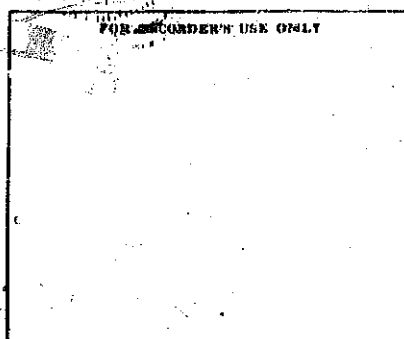
WITNESS MY hand and seal this 5<sup>th</sup> day of September 1979

(Seal) Mrs. Willie Farmer (Seal)  
(Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September 1979  
by Mrs. Willie Farmer, a widow  
(Name or Names of Person or Persons Acknowledging)  
My commission expires 11-4-81  
(Seal) Notary Public



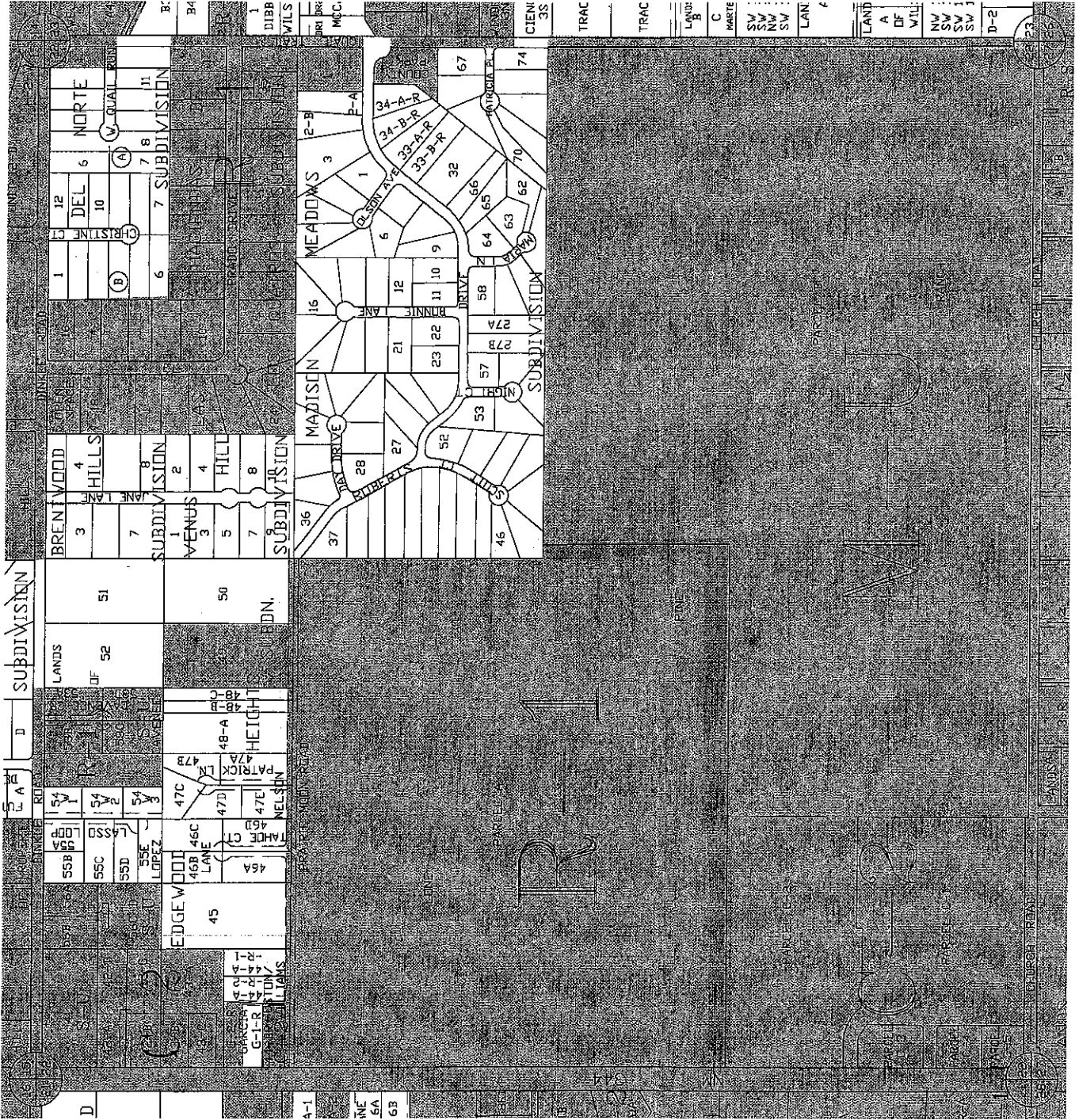
## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO )  
COUNTY OF )  
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September 1979  
by (Name of Officer)  
(Title of Officer) of (Name of Corporation Acknowledging)  
a (State of Incorporation) corporation, on behalf of said corporation.  
My commission expires  
(Seal) Notary Public

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ODEN & ASSOCIATES, INC.



SCALE: 1"=750'



LEGAL DESCRIPTION
T 10 N
R 7 E
SEC 22

UNIFORM PROPERTY CODE
1040057

MAP AMENDED THROUGH
JANUARY 1, 2013

K 40
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